

A. ADMINISTRATIVE REPORT & DECISION

DECISION: ☐ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ DENIED

REPORT DATE: April 25, 2016

Project Name: Boun Short Plat

Owner/Applicant: Socheat "Kent" Khnor, 26721 106th Avenue SE, Kent, WA 98030

Contact: Ivana Halvorsen, Barghausen Consulting Engineers, Inc., 18215 72nd Avenue S, Kent, WA 98032

File Number: LUA16-000124, SHPL-A

Project Manager: Jill Ding, Senior Planner

Project Summary: The applicant is requesting Short Plat approval for the subdivision of an existing 57,676 square foot (1.32 acre) site into 7 lots and one tract (Tract A) for the future construction of single family residences. The project site is located within the Residential-8 (R-8) zone. The proposed lots range in size from 5,002 square feet to 6,453 square feet. Tract A is a park, drainage facility, and access tract and totals 7,253 square feet. Lots 1-4 would have frontage along Duvall Avenue NE and Lots 5-7 would have frontage along Chelan Avenue NE. Vehicular access to each lot would be provided via the extension of Chelan Place NE, a public alley through the site to the northern property boundary. No critical areas are mapped on the project site.

Project Location: 1012 Duvall Avenue NE

Site Area: 57,676 square feet (1.32 acres)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Staff Report
- Exhibit 2: Short Plat Plan
- Exhibit 3: Tree Retention and Landscape Plan
- Exhibit 4: Arborist Report
- Exhibit 5: Tree Retention Worksheet
- Exhibit 6: Preliminary Technical Information Report, prepared by Barghausen Consulting Engineers, Inc. (dated January 8, 2016)
- Exhibit 7: Preliminary Grading and Drainage Plan
- Exhibit 8: Preliminary Water and Sewer Plan
- Exhibit 9: Geotechnical Report, prepared by PanGeo, Inc. (dated October 12, 2015)
- Exhibit 10: Public Comment letter(s)
- Exhibit 11: Staff Response to Public Comment(s)
- Exhibit 12: Density Worksheet
- Exhibit 13: Preliminary Road Profile
- Exhibit 14: Advisory Notes to Applicant

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Socheat "Kent" Khnor
26721 106th Avenue SE
Kent, WA 98030
- 2. **Zoning Classification:** Residential -8 (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Medium Density (MD)
- 4. **Existing Site Use:** Existing detached accessory structure to be removed.
- 5. **Critical Areas:** None
- 6. **Neighborhood Characteristics:**
 - a. **North:** Single family, R-8 zone
 - b. **East:** Single family, R-8 zone
 - c. **South:** Single family, R-8 zone
 - d. **West:** Single family, R-8 zone
- 6. **Site Area:** 57,676 square feet (1.32 acres)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015

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Annexation

N/A

5161

11/27/2005

E. PUBLIC SERVICES:

1. Existing Utilities

- a. Water: Water service is provided by the City of Renton. There is an existing 8-inch water main in Chelan Place NE ending at the south property line. There is also an existing 8-inch water main west of the property in Chelan Avenue NE. King County Water District No. 90 (WD 90) has a 4-inch water main within an easement along the west side of the development. This line serves other parcels north of the proposed development.
- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 8-inch sewer main in Chelan Place NE ending at the south property line. There is also an existing 8-inch sewer main in Chelan Avenue NE. Both sewer mains flow south and connect to the 8-inch sewer main in NE 10th Street.
- c. Surface/Storm Water: There is an existing 12-inch storm drain along the western edge of Chelan Avenue NE. The storm drain flows south to a detention pipe located in 4526 and 4532 NE 10th Street and then to the public storm drain in NE 10th Street.

There is also an existing 12-inch storm drain along the western edge of Chelan Place NE beginning at the south property line. The 12-inch storm drain along Chelan Place NE flows south through a detention vault in 4602 NE Street at the south end of Chelan Place NE. The drain then flows south to the public storm drain in NE 10th Street.

Drainage along the eastern site frontage is conveyed north by a roadside ditch to a public storm drain along the western Duvall Avenue NE frontage.

2. **Streets**: Chelan Avenue NE has a 32-foot wide paved street section west and south of the site. Along the western and eastern edges of Chelan Avenue NE there is 6-inch vertical curb and cutter and a 5-foot wide sidewalk. Chelan Avenue NE terminates about 125 feet north of the southern property line.

Duvall Avenue NE has a 66-foot wide paved street section east of the site. The western edge of Duvall Avenue NE has a 6-inch vertical curb, 3.5-foot planter, and 5-foot sidewalk south of the site. Immediately east of the site there is no curb or sidewalk.

Chelan Place NE, south of the site, has a 20-foot wide paved section. There are no sidewalks or curbs along Chelan Place NE.

3. **Fire Protection**: City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards

2. Chapter 4 Property Development Standards

3. Chapter 6 Streets and Utility Standards

- a. Section 4-6-060: Street Standards

4. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivision

5. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on February 18, 2016 and determined the application complete on February 24, 2016. The project complies with the 120-day review period.
2. The project site is located at 1012 Duvall Avenue NE.
3. The project site is currently developed with a detached accessory structure, proposed for removal.
4. Access to the site would be provided via the extension of Chelan Place NE (a public alley) through the project site to the northern property line. An additional 20-foot wide vehicular access easement is proposed over Tract A to provide an outlet from Chelan Place NE to the west to Chelan Avenue NE.
5. The property is located within the Residential Medium Density (MD) Comprehensive Plan land use designation.
6. The site is located within the Residential-8 (R-8) zoning classification.
7. There are approximately 7 trees located on site, all trees are proposed for removal.
8. There are no critical areas mapped on the project site.
9. Approximately 1,500 cubic yards of material would be cut on site and approximately 2,000 cubic yards of fill is proposed to be brought into the site.
10. The applicant is proposing to begin construction in summer/fall of 2016 and end in winter of 2017.
11. Staff received 6 public comment letter(s) (Exhibit 10). To address public comments the following report contains analysis related to vehicular access.
12. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
13. **Comprehensive Plan Compliance:** The site is designated Medium Density (MD) on the City's Comprehensive Plan Map. The purpose of the MD designation is to allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Development of new single-family neighborhoods on large tracts of land outside the City Center,

	<ul style="list-style-type: none"> Development of new multi-family and mixed-use in the City Center and in the Residential High Density and Commercial Mixed Use designations, and Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.

14. **Zoning Development Standard Compliance:** The site is classified Residential-8 (R-8) on the City's Zoning Map. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-8 Zone Develop Standards and Analysis			
✓	<p>Density: The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment: A Density Worksheet (Exhibit 12) was submitted with the short plat application materials. After the deduction of 5,800 square feet for public rights-of-way and 3,034 square feet of private access easements from the gross site area of 57,656 square feet, the site would have a net area of 48,822 square feet (1.12 acres). The proposal for 7 lots on the 1.12 net acre site would result in a net density of 6.25 dwelling units per acre (7 lots / 1.12 acres = 6.25 du/ac), which is within the density range permitted in the R-8 zone.</i></p>			
Compliant if condition of approval is met	<p>Lot Dimensions: The minimum lot size permitted in the R-8 zone is 5,000 sq. ft. A minimum lot width of 50 feet is required (60 feet for corner lots) and a minimum lot depth of 80 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-7</p>			
	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)
	Lot 1	5,002	51	92
	Lot 2	5,741	50	118
	Lot 3	5,892	50	118
	Lot 4	6,075	50	118
	Lot 5	5,658	50	110
	Lot 6	5,657	50	110

	Lot 7	6,453	49	120
	Tract A	7,253	N/A	N/A
	<p>Staff Comment: As shown in the table above all lots, with the exception of the width of Lot 7, comply with the minimum lot size, width, and depth requirements. Lot 7 has a width of 49 feet, which is 1-foot less than the minimum lot width of 50 feet required in the R-8 zone. To ensure that all lots comply with the minimum dimensional requirements, staff recommends, as a condition of approval, that the width of Lot 7 be increased to comply with the minimum 50-foot lot width requirement of the R-8 zone. This could be accomplished by reducing the size of the access easement from 20 feet to the width of a public alley, 16 feet.</p>			
✓	<p>Setbacks: The required setbacks in the R-8 zone are as follows: front yard is 20 feet, except when all vehicle access is taken from an alley, then 15 feet, side yard is 5 feet, side yard along the street 15 feet, and the rear yard is 20 feet.</p> <p>Staff Comment: Vehicular access for all lots would be provided via the alley (Chelan Place NE); therefore the front yard setback requirement for these lots would be 15 feet. There is an existing detached accessory structure located on the project site, proposed for removal. The detached accessory structure would not comply with the required setback areas from the new lot lines; therefore staff recommends, as a condition of approval, that a demolition permit be obtained for the removal of the detached accessory structure, and all required inspections be completed prior to the recording of the short plat. Setbacks for the proposed single family residences would be verified at the time of building permit review. The lots as proposed appear to contain adequate area for compliance with the required setbacks.</p>			
✓	<p>Building Standards: The R-8 zone has a maximum building coverage of 50%, a maximum impervious surface coverage of 65%, and a maximum building height of 2 stories with a maximum wall plate height of 24 feet.</p> <p>Staff Comment: Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</p>			
Compliant if condition of approval is met	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p>Staff Comment: A Preliminary Tree Retention and Landscape Plan (Exhibit 3) was submitted with the project application. The plan identifies a 10-foot onsite landscape strip and additional landscaping between the curb and sidewalk. The onsite landscape strip includes the following trees: flowering pear, Himalayan white birch, 'Bowhall' maple, and vine maple; shrubs: nandina, dwarf burning bush, maiden grass, English lavender, Euonymus, and fountain grass; and ground cover: kinnikinnik. The onsite</p>			

	<p><i>landscape strip includes a mix of trees, shrubs, and groundcover, which complies with the landscaping requirements.</i></p> <p><i>Within the Chelan Avenue NE public right-of-way, the applicant is proposing a landscape strip between the curb and sidewalk that starts at a width of 4 feet along the south end of the project site and widens to a width of 8 feet along the north end of the project site. A 6-foot wide landscape strip is proposed between the curb and sidewalk along Duvall Avenue NE. The landscaping proposed includes katsura trees and lawn. The portion of the landscape strip that is less than 8 feet in width does not comply with the minimum 8-foot width required in the City of Renton street standards (RMC 4-6-060). Therefore, staff recommends, as a condition of approval, that a detailed landscape plan be submitted at the time of Utility Construction Permit Review. The detailed landscape plan shall include an 8-foot wide landscaping strip between the curb and sidewalk along the full length of the Chelan Avenue NE and Duvall Avenue NE frontages or a modification request to reduce the landscape strip shall be submitted and approved in accordance with RMC 4-9-250D at the time of Utility Construction Permit Review.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> A Preliminary Tree Retention and Landscape Plan (Exhibit 3) and a Tree Retention Worksheet (Exhibit 5) were included with the short plat application materials. According to the Tree Retention Worksheet (Exhibit 5), a total of 7 significant trees are located on the project site. The Worksheet notes that 2 trees are within areas of proposed public right-of-way dedication and 1 tree is within a private access easement, for a total of 3 excluded trees. Staff calculates that a total of 4 trees are located within areas of public right-of-way dedication with 1 tree located in a private access easement, for a total of 5 excluded trees. After the deduction of the 5 excluded trees from the total of 7 trees, a total of 2 protected trees are located on the project site. Based on the retention rate of 30 percent, the applicant is required to retain 1 tree ($0.30 \times 2 = 0.60$ trees). No trees are proposed for retention, therefore replacement is required. The replacement ratio required for 1 significant tree would be</p>

	<p>6, 2-inch caliper trees planted on the project site. The applicant is proposing to count the 2 inch Katsura trees proposed to be installed within the public right-of-way as replacement trees. To ensure that the replacement trees adequately mitigate the removal of trees on the project site, the replacement trees shall be installed on the project site and not within the public right-of-way. A total of 17 1 ½ inch caliper trees are proposed to be installed within the onsite 10-foot landscape strip fronting the proposed lots. If the caliper size of these trees were increased to 2 inches, they could be counted as replacement trees. In addition, each lot is required to provide a minimum tree density of two 2-inch caliper trees. To comply with the replacement ratio and minimum tree density requirements, staff recommends, as a condition of approval, that a Final Tree Retention Plan be submitted at the time of Utility Construction Permit Review. The Final Tree Retention Plan shall include minimum 2-inch caliper replacement trees within the onsite 10-foot landscape strip. The Final Tree Retention Plan shall be submitted to the Current Planning Project Manager for review and approval.</p>
✓	<p>Parking: Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> Compliance with the parking and driveway standards will be verified at the time of Building Permit Review.</p>

15. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

✓	<p>Lot Configuration: One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or 2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or 3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots. <p><u>Staff Comment:</u> The proposed short plat would comply with criteria 2 above as previously discussed above under FOF 14, Lot Dimensions.</p>
✓	<p>Garages: One of the following is required; the garage is:</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least eight feet (8'), or 2. Located so that the roof extends at least five feet (5') (not including

	<p>eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or</p> <ol style="list-style-type: none"> Alley accessed, or Located so that the entry does not face a public and/or private street or an access easement, or Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or Detached. <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> Based on the alley loaded design, the proposed short plat would comply with criteria number 3 above.</p>
Compliance not yet demonstrated	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> The primary entrance for Lots 1-4 would be off of Duvall Avenue NE and the primary entrance for Lots 5-7 would be off of Chelan Avenue NE. Compliance for this standard would be verified at the time of building permit review.</p>
Compliance not yet demonstrated	<p>Façade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or At least two feet (2') offset of second story from first story on one street facing facade. <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
Compliance not yet demonstrated	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
N/A	Scale, Bulk, and Character: N/A
Compliance not yet demonstrated	<p>Roofs: One of the following is required for all development:</p> <ol style="list-style-type: none"> Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or Shed roof. <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>

<p>Compliance not yet demonstrated</p>	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24"). <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>

16. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
<p>✓</p>	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> <i>The site is bounded by Chelan Avenue NE, a public street, along the west property boundary and Duvall Avenue NE along the east property boundary. In addition, a public alley, Chelan Place NE, abuts the property to the south and is proposed to be extended through the project site to the north property line. Vehicular</i></p>

	<p>access to the proposed lots would be provided via the extension of Chelan Place NE through the project site. Chelan Place NE is proposed to have a right-of-way width of 20 feet and a pavement width of 20 feet. An additional 20-foot wide private access easement is proposed to provide an east west connection between Chelan Place NE and Chelan Avenue NE over the stormwater detention tract (Tract A). This east west connection would provide an alternate access to Chelan Avenue NE for residents of this development and could potentially reduce the number of trips across the portion of Chelan Place NE south of the project site.</p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> No new blocks are proposed as a result of this development.</p>
✓	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width.</p> <p><u>Staff Comment:</u> All of the lots are rectangular in shape and would be alley accessed. Lots 1-4 are oriented to provide front yards facing east towards Duvall Avenue NE and Lots 5-7 are oriented to provide front yards facing west towards Chelan Avenue NE. Staff recommends, as a condition of approval, that access for Lots 1-7 shall be provided via the alley (Chelan Place NE). The front façade of the houses to be constructed on Lots 1-4 shall face Duvall Avenue NE and the front façade of the houses to be constructed on Lots 5-7 shall face Chelan Avenue NE. A note to this effect shall be recorded on the face of the Short Plat map.</p> <p>Compliance with the minimum size, width, and depth requirements was previously discussed above under FOF 14. Staff recommended a condition that the width of Lot 7 be revised to comply with the minimum lot with requirements of the R-8 zone.</p>
✓	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> Chelan Avenue NE is classified as a Residential Access Street and has a 32-foot wide paved street section west and south of the site. Along the western and eastern edges of Chelan Avenue NE there is 6-inch vertical curb and gutter and a 5-foot wide sidewalk. Chelan Avenue NE terminates about 125 feet north of the southern property line. The preliminary road profiles (Exhibit 13) for Chelan Avenue NE shows a 0.5-foot curb, 8-foot planter, and 5-foot sidewalk. However, the landscape plan (Exhibit 3) shows the 8-foot wide planter strip tapering to a width of 4 feet, which is less than the minimum 8-foot requirement. As previously discussed above under Landscaping (FOF 14), staff recommended as a condition of approval that the width of the landscape strip be increased to 8 feet or a modification to the street standards be requested and approved. The short plat layout (Exhibit 2) shows a right-of-way dedication of 23 feet provided for the extension of Chelan Avenue NE. This allows for 35-foot of right-of-way. This is acceptable for Chelan Avenue NE. The dedication of the 18-foot wide panhandle north of the 23-foot right of way dedication is acceptable for the future extension of Chelan Avenue NE. Frontage improvements are not proposed along the full extent of the 18-foot wide panhandle north of the project site as required per the City's street standards (RMC 4-6-060). Therefore, staff recommends, as a condition of approval, that a modification request be submitted and approved for the proposed waiver of frontage improvements along the 18-foot wide panhandle north of the project site. The modification request shall be submitted at the time of Utility Construction Permit Review.</p>

	<p><i>Duvall Avenue NE is classified as a Principal Arterial with an existing right-of-way width of 84 feet and a pavement width of 66 feet. The western edge of Duvall Avenue NE has a 6-inch vertical curb, 3.5-foot planter, and 5-foot sidewalk south of the site. Immediately east of the site there is no curb or sidewalk. A 3.5-foot right of way dedication will need to be provided along the Duvall Avenue NE frontage to meet City standards. This is appropriately shown on the plans. A 27-foot wide paved half street is required. This accounts for two 11-foot travel lanes and one 5-foot bike lane. A 0.5-foot wide curb, 8-foot wide planter, 8-foot sidewalk, and 1-foot maintenance area behind the sidewalk are required to be provided by the developer. Please update the Duvall Avenue NE street section to accommodate these requirements. The street frontage improvements need to be installed along the full project frontage, the improvements along Duvall Avenue NE will need to extend to the north to the northern property boundary. Please reference RMC code section 4-6-060 for street standards.</i></p> <p><i>Chelan Place NE is a public alley and has a 20-foot wide paved section within a 20-foot right-of-way. There are no sidewalks or curbs along Chelan Place NE. RMC 4-6-060 specifies that public alleys shall have a right-of-way width of 16 feet with 12 feet of paving. The proposed layout of the Chelan Place NE with the extension of the 20-foot right-of-way to the north property line exceeds the City's alley standards. Staff recommends, as a condition of approval, that the width of the alley be revised to comply with the City's adopted street standards, or that a modification to these standards be requested at the time of Utility Construction Permit Review.</i></p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment: The proposed lots would be compatible with the existing size and shape of surrounding development. In addition, the proposed lots would be alley accessed, which is compatible with the neighboring development pattern to the south of the project site.</i></p>

17. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Sierra Heights Elementary, Mc Knight Middle School and Hazen High School. Any new students from the proposed development would be bussed to their elementary and middle schools. Students attending Hazen High School would walk to school. The bus stop for Sierra Heights Elementary students is located approximately 0.25 miles from the project site at Duvall Place NE and NE 9th Street. Students would walk south along the existing sidewalk on Duvall Avenue NE to NE 9th Street where they would cross the street and walk along the NE 9th Street shoulder to the bus stop at the intersection of Duvall Place NE and NE 9th Street. The bus stop for Mc Knight Middle School students is located approximately 0.3 miles from the project site at 1332 Duvall Avenue NE. Students would walk north along the existing sidewalk on Duvall Avenue NE, and cross the street</p>

	<p>at any of the cross walks along the way, to the existing bus stop located at 1332 Duvall Avenue NE. The proposed project includes the installation of frontage improvements along the Duvall Avenue NE and Chelan Avenue NE frontages, including sidewalks.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$5,643.00 per single family residence.</p>
✓	<p>Parks: A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$1,887.94. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i><u>Staff Comment:</u> A Preliminary Technical Information Report completed by Barghausen Consulting Engineers, Inc. dated January 8, 2016 (Exhibit 6) was submitted with the project application. The site is approximately 1.32 acres in size and is currently covered in brush and trees. The site is in the Flow Control Duration Standard (Forested Conditions) and requires Basic Water Quality. The site is in the May Creek drainage basin. The site consists of two separate Threshold Discharge Areas (TDA). Since both TDAs require a full drainage review, the applicant is proposing to combine the TDAs by a surface water adjustment. The combined TDA will discharge at the natural discharge location of the west TDA. The surface water adjustment will need to be reviewed by the City. Please reference Section 1.4 of the City's Amendments to the 2009 KCSWDM for more information on the adjustment process. The project is proposing a combination detention / wetvault design in accordance with the 2009 KCSWDM and the 2010 City of Renton Amendments for Level 2 Flow Control and Basic Water Quality. This is acceptable to the City. The site will require on-site Flow Control BMPs. Please see section 1.2.3.3 of the City amendments to the KCSWDM for the Flow Control BMP requirement. All incomplete information from the Core Requirements shall be provided in the final report. A Geotechnical Report completed by PanGEO dated October 12, 2015 (Exhibit 9) was submitted with the project application. Per the report, this site is unsuitable for stormwater infiltration.</i></p> <p><i>A Construction Stormwater General Permit from the Washington Department of Ecology will be required since clearing of the site exceeds one acre.</i></p> <p><i>The development is subject to a system development charge (SDC) of \$1,485.00 per each lot. Fees are payable at the time of permit issuance.</i></p>
✓	<p>Water: Water service is provided by the City of Renton. There is an existing 8-inch water main in Chelan Place NE ending at the south property line. There is also an existing 8-inch water main west of the property in Chelan Avenue NE. King County Water District No. 90 (WD 90) has a 4-inch water main within an easement along the west side of the development. This line serves other parcels north of the proposed development. The provided preliminary survey and water and sewer plan (Exhibit 8) does not show the existing 8" water main in Chelan Avenue NE west of the parcel. Please have this line surveyed and displayed on the water and sewer plan. Refer to Facility ID: WM-05906 and Record Drawing W-332501 in COR Maps for reference. The existing 4" King County WD 90 water main is also not shown. Please have this line surveyed and displayed on the water and sewer plan.</p>

April 25, 2016

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	<p>An 8" water main extension from Chelan Place NE west along the new east/west access road to the existing 8" water main in Chelan Avenue NE will need to be installed. Profiles are required for the water main extensions. Profiles shall be per City of Renton drafting standards. Each lot shall be serviced by a 1" domestic water meter. Each meter will be installed by the City of Renton.</p> <p>The development is subject to a system development charge (SDC) of \$3,245.00 per 1" water meter. The installation fee per 1" meter is \$3,310.00. Fees are payable at the time of permit issuance.</p>
✓	<p>Sanitary Sewer: Sewer service is provided by the City of Renton. There is an existing 8-inch sewer main in Chelan Place NE ending at the south property line. There is also an existing 8-inch sewer main in Chelan Avenue NE. Both sewer mains flow south and connect to the 8-inch sewer main in NE 10th Street. The proposed sewer layout with a termination at a SSMH at the north end of Chelan Place NE is acceptable. A profile of the sewer main per City of Renton drafting standards will be required.</p> <p>The development is subject to a system development charge (SDC) for sewer service. The SDC for sewer service is based on the size of the domestic water service. The current SDC for sewer service with a 1" water meter installation is \$2,242.00. The site is in the Honey Creek Special Assessment District (SAD) and the fee is \$250.00 per lot. Fees are payable at the time of permit issuance.</p>

I. CONCLUSIONS:

1. The subject site is located in the Residential Medium Density (MD) Comprehensive Plan designation and complies with the goals and policies established with this designation if all conditions of approval are met, see FOF 13.
2. The subject site is located in the Residential-8 (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 14.
3. The proposed short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 15.
4. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 16.
5. The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 16.
6. There are safe walking routes to the school bus stop, see FOF 17.
7. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 17.
8. Key features which are integral to this project include the alley loaded access to the individual lots.

J. DECISION:

The Boun Short Plat, File No. LUA16-000124, as depicted in Exhibit 2, is approved and is subject to the following conditions:

1. The width of Lot 7 shall be increased to comply with the minimum 50-foot lot width requirement of the R-8 zone.
2. A demolition permit shall be obtained for the removal of the detached accessory structure, and all required inspections shall be completed prior to the recording of the short plat.

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3. A detailed landscape plan shall be submitted at the time of Utility Construction Permit Review. The detailed landscape plan shall include an 8-foot wide landscaping strip between the curb and sidewalk along the full length of the Chelan Avenue NE and Duvall Avenue NE frontages or a modification request to reduce the landscape strip shall be submitted and approved in accordance with RMC 4-9-250D at the time of Utility Construction Permit Review.
4. A Final Tree Retention Plan shall be submitted at the time of Utility Construction Permit Review. The Final Tree Retention Plan shall include minimum 2-inch caliper replacement trees within the onsite 10-foot landscape strip. The Final Tree Retention Plan shall be submitted to the Current Planning Project Manager for review and approval.
5. A modification request shall be submitted and approved for the proposed waiver of frontage improvements along the 18-foot wide panhandle north of the project site. The modification request shall be submitted at the time of Utility Construction Permit Review.
6. Access for Lots 1-7 shall be provided via the alley (Chelan Place NE). The front façade of the houses to be constructed on Lots 1-4 shall face Duvall Avenue NE and the front façade of the houses to be constructed on Lots 5-7 shall face Chelan Avenue NE. A note to this effect shall be recorded on the face of the Short Plat map.
7. The width of the alley shall be revised to comply with the City's adopted street standards, or a modification to these standards shall be requested at the time of Utility Construction Permit Review.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director

4/25/2016

Date

TRANSMITTED this 25th day of April, 2016 to the Owner/Applicant/Contact:

Owner/Applicant:
Socheat "Kent" Khnor
26721 106th Avenue SE
Kent, WA 98030

Contact:
Ivana Halvorsen
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue S
Kent, WA 98032

TRANSMITTED this 25th day of April, 2016 to the Parties of Record:

Dedrick Tai
1011 Chelan Pl NE
Renton, WA 98059-4550

Jeff Amira
4122 Factoria Blvd SE, 405
Bellevue, WA 98006

Rich Wagner
Baylis Architects
10801 Main St
Bellevue, WA 98004

Rolando Tanjuaquio
1014 Chelan Pl NE
Renton, WA 98059-4347

Scott Kolby
1017 Chelan Pl NE
Renton, WA 98059-4551

Sue Huang
PO Box 20805
San Jose, CA 95160

Tin Hoang
1008 Chelan Pl NE
Renton, WA 98059-3975

Trinh Le
4608 NE 10th St
Renton, WA 98059-4595

April 25, 2016

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TRANSMITTED this 25th day of April, 2016 to the following:

Chip Vincent, CED Administrator

Brianne Bannwarth, Development Engineering Manager

Jan Conklin, Development Services

Vanessa Dolbee, Current Planning Manager

Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

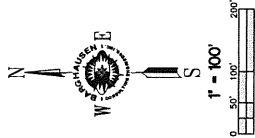
The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on May 9, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

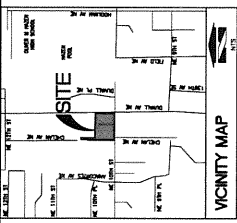


COVER SHEET

OF

BOUN SHORT PLAT

A PORTION OF SECTION 10, TOWNSHIP 23 N., RANGE 05 E., WM.
CITY OF RENTON, WASHINGTON



NOTES

1. TAX # 102300-9139
2. SITE AREA: 457,878 S.F. (10.32 AC)
3. SITE ADDRESS: 1020 DAVALL AVE, RENTON, WA
4. EXISTING USE: VACANT
5. PROPOSED USE: 7 - LOT SHORT PLAT
6. EXISTING ZONING: R-8 (DU/ACU)
7. EXISTING COMPREHENSIVE PLAN DESIGNATION:
8. REQUIRED MIN. LOT WIDTH: 50 FEET/60 FEET CORNER
9. REQUIRED MIN. LOT DEPTH: 80 FEET/70 FEET CORNER
10. REQUIRED AVERAGE LOT AREA: 5,000 SF
11. NET PROJECT DENSITY: 6.25 DU/ACRE
12. REQUIRED MIN. SETBACKS:
FRONT/REAR STREET: 15 FEET
SIDE: 5 FEET
INTERIOR: 5 FEET
REAR: 20 FEET
13. MAX. BADE HEIGHT OF BUILDINGS: 30 FEET
14. MAX. IMPERVIOUS COVERAGE: 65 PERCENT
15. MAX. BUILDING COVERAGE: 50 PERCENT
16. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY
BREYER CONSULTING JUNE 17, 2015

OWNER/DEVELOPER

YOUNG & RUBICAM
2827 N. 108TH AVE SE
SUITE 200
SEATTLE, WA 98148
(206) 715-5825

ENGINEER/PLANNER

BREYER CONSULTING ENGINEERS, INC.
10000 10TH AVENUE S.E.
SUITE 200
SEATTLE, WA 98148
(206) 715-5825

GEOTECHNICAL ENGINEER

PAVED INC.
10000 10TH AVENUE S.E. SUITE B
SEATTLE, WA 98148
(206) 715-5825

SURVEYOR

BREYER CONSULTING, LLC
10000 10TH AVENUE S.E. SUITE B
SEATTLE, WA 98148
(206) 715-5825

SHEET INDEX

- | | |
|--------|---|
| 1 OF 6 | COVER SHEET |
| 2 OF 6 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| 3 OF 6 | PRELIMINARY ROAD PROFILE |
| 4 OF 6 | PRELIMINARY WATER AND SEWER PLAN |
| 5 OF 6 | PRELIMINARY TREE RETENTION AND LANDSCAPE PLAN |

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE
SECTION 10, TOWNSHIP 23 N., RANGE 05 E., WM.
CITY OF RENTON, WASHINGTON, IN KING COUNTY,
EXCEPT THE SOUTH 200 FEET, AND
EXCEPT THE NORTH 100 FEET, AND
EXCEPT THE SOUTH 148 FEET OF THE NORTH 250.64 FEET,
TOGETHER WITH THE SOUTH 148 FEET OF THE NORTH 250.64 FEET,
EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED
RECORDED UNDER 201011090001
(LEGAL DESCRIPTION IS PER TITLE RECORD BY REGISTRY NATIONAL
TITLE #61109824 DATED APRIL 1, 2013.)

SURVEY NOTES

VERTICAL DATUM:
NAD83
CITY OF RENTON BENCHMARK #R01159
BRASS DOWEL CONCRETE RECESSED 0.6' BELOW THE TOP OF MONUMENT CURE AND
SET IN PLACE BY THE CITY OF RENTON ON 06/11/2013 AT ELEVATION 415.91
HORIZONTAL BASE OF BEARING:
THE MONUMENTED CENTERLINE OF NE 10TH STREET
THE MONUMENTED CENTERLINE OF NE 11TH STREET
CITY OF RENTON SHORT PLAT RECORDED UNDER
RECORDING NUMBER 201011090001
N082324W

AREAS LEGEND

- | |
|-------------------------------|
| 4,500 SF (0.10 AC DECORATION) |
| 0 SF |
| 4,500 SF |
| 0 SF |

EXHIBIT 2



Greenforest Incorporated

Consulting Arborist



October 14, 2015

Kent Khnor
26721 106th Ave SW
Kent WA 98030

RE: Arborist Report, Boun Short Plat, Parcel No. 1023059139

You contracted my services as a consulting arborist. My assignment is to:

1. Inspect and inventory 5 significant trees as shown on preliminary tree retention plan.
2. Confirm significant tree quantity on site.
3. Record tree species, diameter, dripline and visible defects.
4. Assess tree health and structure.
5. Prepare a written report of findings.

I received a preliminary tree retention plan from Ivana Halvorsen, of Barghausen Consulting Engineers, Inc., locating 5 significant trees. I visited the site 10/6/15 and performed a field inspection. The site is flat and covered mostly in unmanaged brambles. I inspected the 5 surveyed trees plus an additional 2 trees of significant size, which are the subject of this report. Six of the 7 trees are Douglas-fir, and range in size from 6 to 30 inches DBH. The seventh tree is a red alder.

TREE INSPECTION – Tree Health, Condition and Viability

I marked each tree with 1" x 3.5" aluminum tag indicating tree number. I visually inspected each tree from the ground and rated both tree health and structure.

A tree's structure is distinct from its health. This inspection identifies what is visible with both. Structure is the way the tree is put together or constructed, and identifying obvious defects can be helpful in determining if a tree is predisposed to failure. Tree health assesses disease, insect infestation and old age.

No invasive procedures were performed on any trees. The results are based on what was visible at the time of the inspection.

**Full Document
Available upon Request**



TREE RETENTION WORKSHEET

Planning Division
1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 Fax: 425-430-7231

1. Total number of trees over 6" diameter¹, or alder or cottonwood trees at least 8" in diameter on project site 7 trees
2. **Deductions:** Certain trees are excluded from the retention calculation:

Trees that are dangerous ²	<u>0</u>	trees
Trees in proposed public streets	<u>2</u>	trees
Trees in proposed private access easements/tracts	<u>1</u>	trees
Trees in critical areas ³ and buffers	<u>0</u>	trees
Total number of excluded trees:	<u>3</u>	trees
3. Subtract **line 2** from **line 1**: 4 trees
4. Next, to determine the number of trees that must be **retained**⁴, multiply **line 3** by:

0.3 in zones RC, R-1, R-4, R-6 or R-8		
0.2 in all other residential zones		
0.1 in all commercial and industrial zones	<u>4 x 0.3 = 1.2</u>	trees
5. List the number of 6" in diameter, or alder or cottonwood trees over 8" in diameter that you are proposing⁵ to **retain**⁴: 0 trees
6. Subtract **line 5** from **line 4** for **trees to be replaced**:
(If line 6 is zero or less, stop here. No replacement trees are required) 1.2 trees
7. Multiply **line 6** by **12"** for number of **required replacement inches**: 14.4 inches
8. Proposed size of trees to meet **additional planting** requirement:
(Minimum 2" caliper trees required) 2 inches per tree
9. Divide **line 7** by **line 8** for number of **replacement trees**⁶:
(If remainder is .5 or greater, round up to the next whole number) 7 trees

¹ Measured at 4.5' above grade.

² A tree certified, in a written report, as dead, terminally diseased, damaged, or otherwise dangerous to persons or property by a licensed landscape architect, or certified arborist, and approved by the City.

³ Critical areas, such as wetlands, streams, floodplains and protected slopes, are defined in RMC 4-3-050.

⁴ Count only those trees to be retained outside of critical areas and buffers.

⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees as stated in the plan.

⁶ When the required number of protected trees cannot be retained, replacement trees, with at six feet (6') tall, shall be planted. See RMC 4-4-130.H.1.e.(ii) for prohibited types of replacement trees.

PRELIMINARY TECHNICAL INFORMATION REPORT

Boun Short Plat

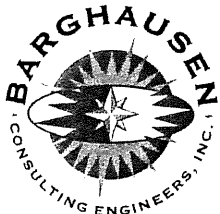
NWC of N.E. 10th Street and Duvall Avenue N.E.
Renton, Washington

Prepared for:
Kent Khnor
Warring Properties
845 106th Avenue N.E., Suite 200
Bellevue, WA 98044

January 8, 2016
Our Job No. 17625



**Full Document
Available upon Request**

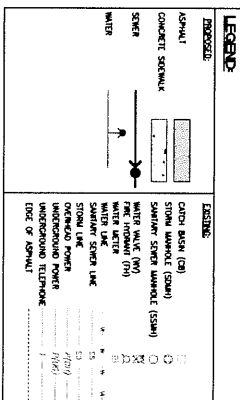
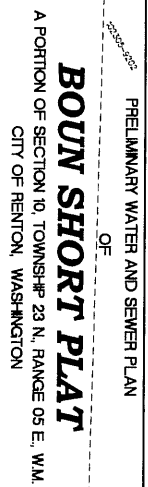


CIVIL ENGINEERING, LAND PLANNING, SURVEYING
18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-1800
BRANCH OFFICES ♦ TUMWATER, WA ♦ LONG BEACH, CA ♦ RICHMOND, CA
www.barghausen.com

EXHIBIT 6

PRELIMINARY GRADING AND DRAINAGE PLAN





October 12, 2015
PanGEO Project No. 07-107.200

Mr. Kent Khnor
26721 106th Avenue
Kent, WA 98030

**Subject: GEOTECHNICAL REPORT
Proposed Boon-Phany Short Plat
Chelan Avenue NE near NE 10th Street
Renton, Washington**

Dear Mr. Khnor,

As requested, PanGEO has completed a geotechnical engineering study for the proposed Boon-Phany short plat planned just north of the intersection of Chelan Avenue NE and NE 10th Street in Renton, Washington. This study was performed in accordance with our mutually agreed scope of work outlined in our proposal dated September 25, 2015. The proposal was subsequently approved by you on September 29, 2015. PanGEO previously completed a geotechnical report for the project site in 2007. Our current scope of work includes reviewing our previous report, conducting a site reconnaissance to confirm the site conditions remain unchanged, and updating the report.

SITE AND PROJECT DESCRIPTION

The project site is located on the east side of Chelan Avenue NE approximately 170 feet north of the intersection of Chelan Avenue NE and NE 10th Street in Renton, Washington (see Figure 1, Vicinity Map). Review of a preliminary site plan indicates that the vacant 1.32-acre, rectangular site extends approximately 200 feet in a north-south direction and approximately 285 feet in an east-west direction. The site is currently bound to the north by single lot, to the south by newly developed 2-story single family residence, to the east by Duvall Avenue NE, and to the west by Chelan Avenue NE.

**Full Document
Available upon Request**

Scott Kolby
1017 Chelan PL NE
Renton, WA 98059
425-256-0404
skolby42@gmail.com

March 1, 2016

Jill Ding
Senior Planner,
Renton Department of Community & Economic Development
1055 South Grady Way
Renton, WA 98059

Dear Ms Ding,

I recently received the notice of application for project Boun Short Plat / LUA16-000124, SHPL-A. The purpose of this letter is to express my concern of the proposed "vehicular access to each lot would be provided via the extension of Chelan Place NE." Considering all the existing homes on Chelan PL NE each have at least two vehicles, it would be reasonable to expect that the new homes being built will result in a similar vehicle counts for a total of at least 14 more vehicles, or over a 110% increase in traffic accessing homes down our narrow alley.

My primary concern with the proposed increase in traffic is the safety of the children who live in several of the homes on Chelan PL NE. Many of these children frequently play in the front yards of these homes, and with our narrow street that leaves no margin for safety. The additional traffic this proposal brings will likely result in increased risk for them.

As you evaluate the approval of the short plat for this project, I request that you consider an alternate access point, such as the wider, curbed, street Chelan Ave NE, or even Duvall Ave NE. Thank you for your time and consideration.

Sincerely,



Scott Kolby

EXHIBIT 10

✓ Added POR
✓ Filed

Jill Ding

From: Rich Wagner <wagnerr@baylisarchitects.com>
Sent: Friday, March 04, 2016 8:42 AM
To: Jill Ding
Subject: Boun Short Plat / LUA16-000124

Dear Ms. Ding,

Please make me a party of record for this land use application.

I will be representing, AM Jorgensen, the nearby property owner to the northwest of the applicant.

Since this application has not, as of this morning, been entered into the city's online list of proposed actions, please send to me a copy of the full proposal.

Our initial concerns are two:

1. The proposed access to Duval appears to be far south of what might be considered a more logical connection at mid-block (from 10th to 12th), more aligned with NE 11th St and thus able to serve the entire neighborhood.
Might the connection where currently shown, prejudice future connections to the larger undeveloped neighborhood north of the applicant site and extending to 12th?
A question of information: are access points to Duval subject to WashDOT approvals?
2. We will be insisting that the applicant provide at least half-street improvements along Chelan Ave. for the entire length of their application. NE. Chelan Ave is a right-of-way recognized as a part of the approved city grid, yet the city has sometimes allowed applicants to skirt this obligation by using the short plat process. This already occurred at the townhome project to the north, at the southwest corner of Chelan and NE 12th.
If the city allows other applicants to slide-by this obligation, what are the city's recommendations for making the necessary improvements?

We look forward to working with you on the development of this property and the all of the properties in this neighborhood.

Sincerely,

Rich Wagner | FAIA
Senior Principal



Sponsors of the Louis Kahn: The Power of Architecture
at the Bellevue Art Museum, January 29 through May 1, 2016

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T: 425.454.0566
C: 425.894.4646

www.BaylisArchitects.com

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Jill Ding

From: Sheldon <rstan_jr7@yahoo.com>
Sent: Tuesday, March 08, 2016 6:48 PM
To: Jill Ding
Subject: LUA16-000124,SHPL-A

Hello,

My name is Rolando Tanjuaquio and currently residing at 1014 Chelan pl NE, Renton 98059. I have a concern about the new construction beside my house. I was wondering if they could have their own road and make ours a dead end. We are just concern because we have two kids that are under 5 years old and concern of their safety.

Hoping for your consideration on this matter.

Thanks a lot.

Sent from my iPhone

Jill Ding

From: Jeff Amira <jamira@tilamortgage.com>
Sent: Tuesday, March 08, 2016 10:52 AM
To: Jill Ding
Subject: RE: Boun Short Plat LUA16-0000124 SHPLA

Thanks Jil. Yes please add me to the mailing list. Do you know what type of park will be going in? Is the project 100% moving forward?



APPLY NOW

Jeff Amira

Operations Manager / Loan Originator - NMLS 84717
Cell: 206-795-9562
Office: 425-368-5592
Fax: 425-381-4636
4122 Factoria Blvd SE, Ste 405 Bellevue, WA 98006
jeff@tilamortgage.com / www.tilamortgage.com / [zillow reviews](#)

Voted "5 Star Mortgage Professional" in Seattle Magazine's Top 100 in 2011, 2012, 2013, 2014



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From: Jill Ding [<mailto:JDing@Rentonwa.gov>]
Sent: Tuesday, March 08, 2016 10:37 AM
To: Jeff Amira
Subject: RE: Boun Short Plat LUA16-0000124 SHPLA

Jeff,

At this point, the stormwater facility is proposed to be underground in a vault within Tract A. Would you like me to add you as a part of record for this project? If so I will need your mailing address.

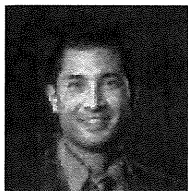
Jill

From: Jeff Amira [<mailto:jamira@tilamortgage.com>]
Sent: Friday, March 04, 2016 9:20 AM

To: Jill Ding
Subject: FW: Boun Short Plat LUA16-0000124 SHPLA

Hi Jill,

I wanted to reach out to you to discuss the Tract A which will contain the drainage facility. I wanted to get more details as to what this verbiage means in relation to a structure. Will it be an retention pond or some type of underground sewer?



APPLY NOW

Jeff Amira

Operations Manager / Loan Originator - NMLS 84717

Cell: 206-795-9562

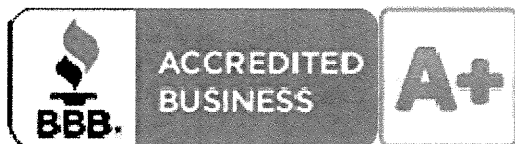
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Jill Ding

From: Trinh Le <trinhvanle@gmail.com>
Sent: Wednesday, March 09, 2016 12:03 PM
To: Jill Ding
Subject: Concerns for Project Name/Number: Boun Short Plat/ LUA16-000124, SHPL-A

Hi Jill,

Project Name/Number: Boun Short Plat/ LUA16-000124, SHPL-A

I would like to be made a party of record to receive any updates on this project.

I also want to raise some concerns regarding the proposed access points to this site.

The proposed access states it will be using an extension of an existing public alley (Chelan PL NE). My concern is that this public alley will not be able to support the additional traffic required for an additional 7 single family homes.

The alley does not have any public sidewalks and does not have enough space to support two way traffic without having to drive onto the front lawns of existing homes.

The existing homes using this alley are families with young children and additional traffic may present unsafe conditions especially when the extension is curved thus creating a slight blind sight for vehicles driving through.

This public alley' entrance is also located roughly 150ft from the busy main Duvall St. Traffic being held up in the public alley may cause unnecessary and potentially unsafe sudden backups through Duvall St.

My recommendation is that an access point should be built from Chelan Ave NE which is an actual public street with public sidewalks and enough space for curbside street parking and two way traffic.

Thank you and please do let me know if you have any questions on this.

-Trinh Le

4608 NE 10th St.

Renton, WA 98059

206-458-5575



Jill Ding

From: hoang tin <tinhoang@yahoo.com>
Sent: Wednesday, March 09, 2016 6:53 AM
To: Jill Ding
Subject: LUA16-000124,SHPL-A

Hello Jill,

My name is Tin Hoang and I am the owner of the house at 1008 Chelan PL NE, Renton WA 98059. I recently received a notice of application for the Boun Short Plat/ SHPL-A in which Chelan PL NE is proposed to be extended for access. I am very concern about this. Chelan PL NE isn't too much bigger than a driveway, extending it for additional traffic can cause a number of problems. The biggest is for the young children that currently live on this street (there are 4 kids under 4 years old who use this little street to play during the summer).

I hope you can consider an alternative solution.

Thank you!

Tin Hoang
1008 Chelan PL NE
Renton, WA 98059

Jill Ding

From: Dedrick Tai <dedricktai@gmail.com>
Sent: Wednesday, March 16, 2016 11:00 AM
To: Jill Ding
Subject: Re: Questions about LUA16-000124, SHPL-A

What type of street light would be required? Do they have to be the big ones that are currently on most streets, or can they be smaller ones?

On Wed, Mar 16, 2016 at 10:33 AM, Jill Ding <JDing@rentonwa.gov> wrote:

Dedrick,

The parking will be privately owned by the development. At this point no play equipment or sports court is proposed within the parking area. It is currently proposed to be landscaped with a picnic table and some benches. Street lights were noted as a requirement along Chelan Place NE, Chelan Avenue NE, and possible Duvall Avenue NE by our Engineering Department. The applicant may request a modification or waiver from that requirement. No lights would be added to the park.

Jill

From: Dedrick Tai [<mailto:dedricktai@gmail.com>]
Sent: Wednesday, March 16, 2016 10:08 AM

To: Jill Ding
Subject: Re: Questions about LUA16-000124, SHPL-A

Hi Jill,

Thank you for the explanation. I also saw on the plan that there will be a park, do you know if this will be a public park or a park maintained by the development? Will there be street lights added to Chelan PL NE or lights added to the park?

Thanks,

Dedrick

On Wed, Mar 16, 2016 at 10:01 AM, Jill Ding <JDing@rentonwa.gov> wrote:

Dedrick,

Thank you for your comments. You have been added as a party of record for this project and your comments have been included in the official file for consideration by the decision maker. As a party of record, you will receive a copy of the City's decision, once it has been issued. Following the issuance of the administrative decision on this project, a 14-day appeal period will commence, during which appeals of the City's decision may be filed. Any appeals filed will be heard by the City's Hearing Examiner.

In your comments you expressed concerns regarding traffic impacts. The City's current transportation plan for your neighborhood includes the extension of Chelan Place NE (which is a dedicated public alley) and the extension of Chelan Avenue NE to NE 12th Street as development continues to occur north along this block. The extension of Chelan Avenue NE and Chelan Place NE would provide a connecting street grid, which is the City's preferred street pattern. To alleviate some of the traffic concerns expressed by you and your neighbors, the City is requiring that the applicant provide a secondary private access from Chelan Place NE directly to Chelan Avenue NE. It is also anticipated that as development occurs farther north, subsequent connections between Chelan Place NE and Chelan Avenue NE would be made to provide an alternative access to Chelan Avenue NE and reduce the number of trips along the full length of Chelan Place NE.

If you have further questions, please feel free to contact me.

Jill Ding

Senior Planner

Community and Economic Development

City of Renton

1055 S Grady Way

Renton, WA 98057

425-430-6598

jdilling@rentonwa.gov

From: Dedrick Tai [mailto:dedricktai@gmail.com]
Sent: Wednesday, March 02, 2016 7:18 AM
To: Jill Ding
Subject: Re: Questions about LUA16-000124, SHPL-A

Jill,

My address is 1011 Chelan pl ne Renton, WA 98059.

Do I still need to submit my concerns via mail as well or will email suffice?

Will there be a public hearing?

Thanks,

Dedrick

On Monday, February 29, 2016, Jill Ding <JDing@rentonwa.gov> wrote:

Dedrick,

At this point, the 14-day public comment period is open for this project. During this time you may submit comments or questions on the project (just as you have below). If you would like to be a party of record and receive a copies of further correspondence as well as a copy of the decision (which it is issued) I would need you to provide your mailing address.

Thanks,

Jill

From: Dedrick Tai [<mailto:dedricktai@gmail.com>]
Sent: Friday, February 26, 2016 10:19 AM
To: Jill Ding
Subject: Questions about LUA16-000124, SHPL-A

Hi Jill,

I live at 1011 Chelan PL NE and saw the project to build 7 homes next to my home with homes needing access via the public alley. Myself and some of the neighbors who live on Chelan PL NE are concerned about the increased traffic and potential parking impacts with the additional homes.

Is there a way for us to voice our concerns and change the way access is granted to these homes?

Thanks,

Dedrick

Jill Ding

From: Jill Ding
Sent: Wednesday, March 16, 2016 10:17 AM
To: 'Trinh Le'
Subject: RE: Concerns for Project Name/Number: Boun Short Plat/ LUA16-000124, SHPL-A

Trinh,

Thank you for your comments. You have been added as a party of record for this project and your comments have been included in the official file for consideration by the decision maker. As a party of record, you will receive a copy of the City's decision, once it has been issued. Following the issuance of the administrative decision on this project, a 14-day appeal period will commence, during which appeals of the City's decision may be filed. Any appeals filed will be heard by the City's Hearing Examiner.

In your comments you expressed concerns regarding traffic impacts. The City's current transportation plan for your neighborhood includes the extension of Chelan Place NE (which is a dedicated public alley) and the extension of Chelan Avenue NE to NE 12th Street as development continues to occur north along this block. The extension of Chelan Avenue NE and Chelan Place NE would provide a connecting street grid, which is the City's preferred street pattern. To alleviate some of the traffic concerns expressed by you and your neighbors, the City is requiring that the applicant provide a secondary private access from Chelan Place NE directly to Chelan Avenue NE. It is also anticipated that as development occurs farther north, subsequent connections between Chelan Place NE and Chelan Avenue NE would be made to provide an alternative access to Chelan Avenue NE and reduce the number of trips along the full length of Chelan Place NE.

If you have further questions, please feel free to contact me.

Jill Ding

Senior Planner
Community and Economic Development
City of Renton
1055 S Grady Way
Renton, WA 98057

425-430-6598
jdilling@rentonwa.gov

From: Trinh Le [<mailto:trinhvanle@gmail.com>]
Sent: Wednesday, March 09, 2016 12:03 PM
To: Jill Ding
Subject: Concerns for Project Name/Number: Boun Short Plat/ LUA16-000124, SHPL-A

Hi Jill,

Project Name/Number: Boun Short Plat/ LUA16-000124, SHPL-A

EXHIBIT 11

I would like to be made a party of record to receive any updates on this project.

I also want to raise some concerns regarding the proposed access points to this site.

The proposed access states it will be using an extension of an existing public alley (Chelan PL NE). My concern is that this public alley will not be able to support the additional traffic required for an additional 7 single family homes.

The alley does not have any public sidewalks and does not have enough space to support two way traffic without having to drive onto the front lawns of existing homes.

The existing homes using this alley are families with young children and additional traffic may present unsafe conditions especially when the extension is curved thus creating a slight blind sight for vehicles driving through.

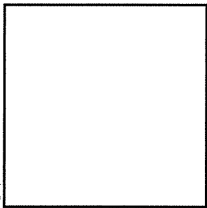
This public alley' entrance is also located roughly 150ft from the busy main Duvall St. Traffic being held up in the public alley may cause unnecessary and potentially unsafe sudden backups through Duvall St.

My recommendation is that an access point should be built from Chelan Ave NE which is an actual public street with public sidewalks and enough space for curbside street parking and two way traffic.

Thank you and please do let me know if you have any questions on this.

-Trinh Le
4608 NE 10th St.
Renton, WA 98059

206-458-5575



Jill Ding

From: Jill Ding
Sent: Wednesday, March 16, 2016 10:16 AM
To: 'hoang tin'
Subject: RE: LUA16-000124,SHPL-A

Hoang,

Thank you for your comments. You have been added as a party of record for this project and your comments have been included in the official file for consideration by the decision maker. As a party of record, you will receive a copy of the City's decision, once it has been issued. Following the issuance of the administrative decision on this project, a 14-day appeal period will commence, during which appeals of the City's decision may be filed. Any appeals filed will be heard by the City's Hearing Examiner.

In your comments you expressed concerns regarding traffic impacts as it relates to children's safety. First of all, the City does not recommend that children be allowed to play in any street regardless of the size of the street, the primary purpose of any street is to provide vehicular access. The City's current transportation plan for your neighborhood includes the extension of Chelan Place NE (which is a dedicated public alley) and the extension of Chelan Avenue NE to NE 12th Street as development continues to occur north along this block. The extension of Chelan Avenue NE and Chelan Place NE would provide a connecting street grid, which is the City's preferred street pattern. To alleviate some of the traffic concerns expressed by you and your neighbors, the City is requiring that the applicant provide a secondary private access from Chelan Place NE directly to Chelan Avenue NE. It is also anticipated that as development occurs farther north, subsequent connections between Chelan Place NE and Chelan Avenue NE would be made to provide an alternative access to Chelan Avenue NE and reduce the number of trips along the full length of Chelan Place NE.

If you have further questions, please feel free to contact me.

Jill Ding

Senior Planner
Community and Economic Development
City of Renton
1055 S Grady Way
Renton, WA 98057

425-430-6598
jdilling@rentonwa.gov

From: hoang tin [<mailto:tinhoang@yahoo.com>]
Sent: Wednesday, March 09, 2016 6:53 AM
To: Jill Ding
Subject: LUA16-000124,SHPL-A

Hello Jill,

My name is Tin Hoang and I am the owner of the house at 1008 Chelan PL NE, Renton WA 98059. I recently received a notice of application for the Boun Short Plat/ SHPL-A in which Chelan PL NE is proposed to be extended for access. I am very concern about this. Chelan PL NE isn't too much bigger than a driveway,

extending it for additional traffic can cause a number of problems. The biggest is for the young children that currently live on this street (there are 4 kids under 4 years old who use this little street to play during the summer).

I hope you can consider an alternative solution.

Thank you!

Tin Hoang
1008 Chelan PL NE
Renton, WA 98059

Jill Ding

From: Jill Ding
Sent: Wednesday, March 16, 2016 10:13 AM
To: 'Jeff Amira'
Subject: RE: Boun Short Plat LUA16-0000124 SHPLA
Attachments: 14-D-LANDlandsc2016.02.18.pdf

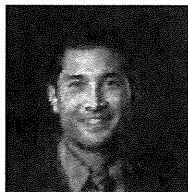
Jeff,

I've added you as a party of record for this project. I believe that the project is moving forward at this point. I've attached a landscape plan, which shows what type of landscaping is proposed on Tract A. There is no playground equipment or sports court proposed at this point.

Jill

From: Jeff Amira [mailto:jamira@tilamortgage.com]
Sent: Tuesday, March 08, 2016 10:52 AM
To: Jill Ding
Subject: RE: Boun Short Plat LUA16-0000124 SHPLA

Thanks Jil. Yes please add me to the mailing list. Do you know what type of park will be going in? Is the project 100% moving forward?



APPLY NOW

Jeff Amira

Operations Manager / Loan Originator - NMLS 84717

Cell: 206-795-9562

Office: 425-368-5592

Fax: 425-381-4636

4122 Factoria Blvd SE, Ste 405 Bellevue, WA 98006

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From: Jill Ding [<mailto:JDing@Rentonwa.gov>]
Sent: Tuesday, March 08, 2016 10:37 AM
To: Jeff Amira
Subject: RE: Boun Short Plat LUA16-0000124 SHPLA

Jeff,

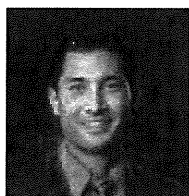
At this point, the stormwater facility is proposed to be underground in a vault within Tract A. Would you like me to add you as a part of record for this project? If so I will need your mailing address.

Jill

From: Jeff Amira [<mailto:jamira@tilamortgage.com>]
Sent: Friday, March 04, 2016 9:20 AM
To: Jill Ding
Subject: FW: Boun Short Plat LUA16-0000124 SHPLA

Hi Jill,

I wanted to reach out to you to discuss the Tract A which will contain the drainage facility. I wanted to get more details as to what this verbiage means in relation to a structure. Will it be an retention pond or some type of underground sewer?



APPLY NOW

Jeff Amira

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Jill Ding

From: Jill Ding
Sent: Wednesday, March 16, 2016 10:10 AM
To: 'Rich Wagner'
Subject: RE: Boun Short Plat / LUA16-000124

Richard,

Thank you for your comments. Per your request, you have been added as a party of record for this project and your comments have been included in the official file for consideration by the decision maker. As a party of record, you will receive a copy of the City's decision, once it has been issued. Following the issuance of the administrative decision on this project, a 14-day appeal period will commence, during which appeals of the City's decision may be filed. Any appeals filed will be heard by the City's Hearing Examiner.

In your comments you expressed concerns regarding access to Duvall Avenue NE and transportation improvements along Chelan Avenue NE. Duvall Avenue NE is classified as a Principal Arterial, as such, our Transportation Department is not permitting access from this project site onto Duvall Avenue NE. Access to the proposed lots would be provided via the extension of Chelan Place NE (which is proposed to eventually extend up to NE 12th Street as further development occurs along this block). In addition, half street improvements (including paving, curb and gutter, landscaping, and sidewalks) would be required along the site's Chelan Avenue NE frontage. A secondary private access is being proposed to connect Chelan Place NE to Chelan Avenue NE, the location of this access along the southern portion of the project site is necessary as Chelan Avenue NE will not yet be wide enough in the vicinity of the northern portion of the project site.

If you have further questions, please feel free to contact me.

Jill Ding

Senior Planner
Community and Economic Development
City of Renton
1055 S Grady Way
Renton, WA 98057

425-430-6598
jding@rentonwa.gov

From: Rich Wagner [<mailto:wagnerr@baylisarchitects.com>]
Sent: Friday, March 04, 2016 8:42 AM
To: Jill Ding
Subject: Boun Short Plat / LUA16-000124

Dear Ms. Ding,
Please make me a party of record for this land use application.
I will be representing, AM Jorgensen, the nearby property owner to the northwest of the applicant.

Since this application has not, as of this morning, been entered into the city's online list of proposed actions, please send to me a copy of the full proposal.

Our initial concerns are two:

1. The proposed access to Duval appears to be far south of what might be considered a more logical connection at mid-block (from 10th to 12th), more aligned with NE 11th St and thus able to serve the entire neighborhood.
Might the connection where currently shown, prejudice future connections to the larger undeveloped neighborhood north of the applicant site and extending to 12th?
A question of information: are access points to Duval subject to WashDOT approvals?
2. We will be insisting that the applicant provide at least half-street improvements along Chelan Ave. for the entire length of their application. NE. Chelan Ave is a right-of-way recognized as a part of the approved city grid, yet the city has sometimes allowed applicants to skirt this obligation by using the short plat process. This already occurred at the townhome project to the north, at the southwest corner of Chelan and NE 12th.
If the city allows other applicants to slide-by this obligation, what are the city's recommendations for making the necessary improvements?

We look forward to working with you on the development of this property and the all of the properties in this neighborhood.

Sincerely.

Rich Wagner | FAIA
Senior Principal



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at the Bellevue Art Museum, January 29 through May 1, 2016

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www.BaylisArchitects.com

[LinkedIn](#) | [Facebook](#) | [Houzz](#)

Jill Ding

From: Jill Ding
Sent: Wednesday, March 16, 2016 10:18 AM
To: 'Sheldon'
Subject: RE: LUA16-000124,SHPL-A

Rolando,

Thank you for your comments. You have been added as a party of record for this project and your comments have been included in the official file for consideration by the decision maker. As a party of record, you will receive a copy of the City's decision, once it has been issued. Following the issuance of the administrative decision on this project, a 14-day appeal period will commence, during which appeals of the City's decision may be filed. Any appeals filed will be heard by the City's Hearing Examiner.

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If you have further questions, please feel free to contact me.

Jill Ding
Senior Planner
Community and Economic Development
City of Renton
1055 S Grady Way
Renton, WA 98057

425-430-6598
jding@rentonwa.gov

-----Original Message-----

From: Sheldon [mailto:rstan_jr7@yahoo.com]
Sent: Friday, March 11, 2016 8:30 AM
To: Jill Ding
Subject: Re: LUA16-000124,SHPL-A

Hello! Any updates regarding my first email?

Sent from my iPhone

> On Mar 8, 2016, at 6:47 PM, Sheldon <rstan_jr7@yahoo.com> wrote:

>

> Hello,

>

> My name is Rolando Tanjuaquio and currently residing at 1014 Chelan pl NE, Renton 98059. I have a concern about the new construction beside my house. I was wondering if they could have their own road and make ours a dead end. We are just concern because we have two kids that are under 5 years old and concern of their safety.

>

> Hoping for your consideration on this matter.

>

> Thanks a lot.

>

> Sent from my iPhone

Jill Ding

From: Jill Ding
Sent: Thursday, March 17, 2016 10:48 AM
To: 'Dedrick Tai'
Subject: RE: Questions about LUA16-000124, SHPL-A

Dedrick,

I do not have a lighting plan at this point in the process. Street lights are typically reviewed later in the process.

Jill

From: Dedrick Tai [mailto:dedricktai@gmail.com]
Sent: Wednesday, March 16, 2016 11:00 AM
To: Jill Ding
Subject: Re: Questions about LUA16-000124, SHPL-A

What type of street light would be required? Do they have to be the big ones that are currently on most streets, or can they be smaller ones?

On Wed, Mar 16, 2016 at 10:33 AM, Jill Ding <JDing@rentonwa.gov> wrote:

Dedrick,

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Jill

From: Dedrick Tai [mailto:dedricktai@gmail.com]
Sent: Wednesday, March 16, 2016 10:08 AM

To: Jill Ding
Subject: Re: Questions about LUA16-000124, SHPL-A

Hi Jill,

Thank you for the explanation. I also saw on the plan that there will be a park, do you know if this will be a public park or a park maintained by the development? Will there be street lights added to Chelan PL NE or lights added to the park?

Thanks,

Dedrick

On Wed, Mar 16, 2016 at 10:01 AM, Jill Ding <JDing@rentonwa.gov> wrote:

Dedrick,

Thank you for your comments. You have been added as a party of record for this project and your comments have been included in the official file for consideration by the decision maker. As a party of record, you will receive a copy of the City's decision, once it has been issued. Following the issuance of the administrative decision on this project, a 14-day appeal period will commence, during which appeals of the City's decision may be filed. Any appeals filed will be heard by the City's Hearing Examiner.

In your comments you expressed concerns regarding traffic impacts. The City's current transportation plan for your neighborhood includes the extension of Chelan Place NE (which is a dedicated public alley) and the extension of Chelan Avenue NE to NE 12th Street as development continues to occur north along this block. The extension of Chelan Avenue NE and Chelan Place NE would provide a connecting street grid, which is the City's preferred street pattern. To alleviate some of the traffic concerns expressed by you and your neighbors, the City is requiring that the applicant provide a secondary private access from Chelan Place NE directly to Chelan Avenue NE. It is also anticipated that as development occurs farther north, subsequent connections between Chelan Place NE and Chelan Avenue NE would be made to provide an alternative access to Chelan Avenue NE and reduce the number of trips along the full length of Chelan Place NE.

If you have further questions, please feel free to contact me.

Jill Ding

Senior Planner

Community and Economic Development

City of Renton

1055 S Grady Way

Renton, WA 98057

425-430-6598

jding@rentonwa.gov

From: Dedrick Tai [mailto:dedricktai@gmail.com]

Sent: Wednesday, March 02, 2016 7:18 AM

To: Jill Ding

Subject: Re: Questions about LUA16-000124, SHPL-A

Jill,

My address is 1011 Chelan pl ne Renton, WA 98059.

Do I still need to submit my concerns via mail as well or will email suffice?

Will there be a public hearing?

Thanks,

Dedrick

On Monday, February 29, 2016, Jill Ding <JDing@rentonwa.gov> wrote:

Dedrick,

At this point, the 14-day public comment period is open for this project. During this time you may submit comments or questions on the project (just as you have below). If you would like to be a party of record and receive a copies of further correspondence as well as a copy of the decision (which it is issued) I would need you to provide your mailing address.

Thanks,

Jill

From: Dedrick Tai [<mailto:dedricktai@gmail.com>]
Sent: Friday, February 26, 2016 10:19 AM
To: Jill Ding
Subject: Questions about LUA16-000124, SHPL-A

Hi Jill,

I live at 1011 Chelan PL NE and saw the project to build 7 homes next to my home with homes needing access via the public alley. Myself and some of the neighbors who live on Chelan PL NE are concerned about the increased traffic and potential parking impacts with the additional homes.

Is there a way for us to voice our concerns and change the way access is granted to these homes?

Thanks,

Dedrick

Denis Law
Mayor



March 17, 2016

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Scott Kolby
1017 Chelan Place NE
Renton, WA 98059

SUBJECT: Boun Short Plat, LUA16-000124, SHPL-A

Dear Mr. Kolby:

Thank you for your comments. You have been added as a party of record for this project and your comments have been included in the official file for consideration by the decision maker. As a party of record, you will receive a copy of the City's decision, once it has been issued. Following the issuance of the administrative decision on this project, a 14-day appeal period will commence, during which appeals of the City's decision may be filed. Any appeals filed will be heard by the City's Hearing Examiner.

In your comments you expressed concerns regarding traffic impacts as it relates to children's safety. The City does not recommend that children be allowed to play in any street regardless of the size of the street, the primary purpose of any street is to provide vehicular access. The City's current transportation plan for your neighborhood includes the extension of Chelan Place NE (which is a dedicated public alley) and the extension of Chelan Avenue NE to NE 12th Street as development continues to occur north along this block. The extension of Chelan Avenue NE and Chelan Place NE would provide a connecting street grid, which is the City's preferred street pattern. To alleviate some of the traffic concerns expressed by you and your neighbors, the City is requiring that the applicant provide a secondary private access from Chelan Place NE directly to Chelan Avenue NE. It is also anticipated that as development occurs farther north, subsequent connections between Chelan Place NE and Chelan Avenue NE would be made to provide an alternative access to Chelan Avenue NE and reduce the number of trips along the full length of Chelan Place NE.

Please contact me at (425) 430-6598 or jding@rentonwa.gov if you have any additional questions.

Sincerely,

A handwritten signature in cursive script that reads "Jill Ding".

Jill Ding
Senior Planner

DENSITY WORKSHEET

Planning Division
1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 Fax: 425-430-7231

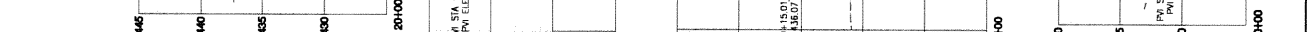
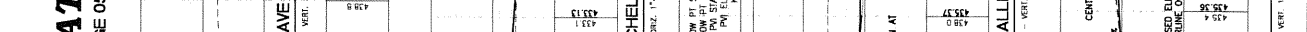
1. Gross area of property 57,656 square feet
2. Deductions: Certain areas are excluded from density calculations.
These include:

Public Streets*	<u>5,800</u>	square feet
Private access easements*	<u>3,034</u>	square feet
Critical Areas**	<u>0</u>	square feet
Total excluded area:	<u>8,834</u>	square feet
3. Subtract **line 2 (total excluded area)** from **line 1** for **net area** 48,852 square feet
4. Divide **line 3** by 43,560 for **net acreage** 1.12 acres
5. Number of dwelling units or lots planned 7 units/lots
6. Divide **line 5** by **line 4** for **net density** 6.25 = dwelling units/acre

***Alleys (public or private) do not have to be excluded.**

****Critical Areas are defined as "Areas determined by the City to be not suitable for development and which are subject to the City's Critical Areas Regulations including very high landslide areas, protected slopes, wetlands, or floodways." Critical Areas buffers are not deducted/excluded.**

EXHIBIT 12



ADVISORY NOTES TO APPLICANT

LUA16-000124



Application Date: February 18, 2016
Name: Boun Short Plat

Site Address: 1012 Duvall Ave NE
Renton, WA 98059-4154

PLAN - Planning Review - Land Use

Version 1 |

Engineering Review Comments	Contact: Ian Fitz-James 425-430-7288 ifitz-james@rentonwa.gov
<p>Recommendations: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT</p> <p>M E M O R A N D U M</p> <p>DATE: March 10, 2016</p> <p>TO: Jill Ding, Senior Planner</p> <p>FROM: Ian Fitz James, Civil Plan Reviewer</p> <p>SUBJECT: Utility and Transportation Comments for the Khnor Short Plat 1012 Duvall Avenue NE</p> <p>LUA 16 000124</p> <p>I have reviewed the application for the Khnor Short Plat located at 1012 Duvall Avenue NE and have the following comments:</p> <p>EXISTING CONDITIONS</p> <p>WATER: Water service is provided by the City of Renton. There is an existing 8 inch water main in Chelan Place NE ending at the south property line. There is also an existing 8 inch water main west of the property in Chelan Avenue NE. King County Water District No. 90 (WD 90) has a 4 inch water main within an easement along the west side of the development. This line serves other parcels north of the proposed development.</p> <p>SEWER: Sewer service is provided by the City of Renton. There is an existing 8 inch sewer main in Chelan Place NE ending at the south property line. There is also an existing 8 inch sewer main in Chelan Avenue NE. Both sewer mains flow south and connect to the 8 inch sewer main in NE 10th Street.</p> <p>STORM: There is an existing 12 inch storm drain along the western edge of Chelan Avenue NE. The storm drain flows south to a detention pipe located in 4526 and 4532 NE 10th Street and then to the public storm drain in NE 10th Street.</p> <p>There is also an existing 12 inch storm drain along the western edge of Chelan Place NE beginning at the south property line. The 12 inch storm drain along Chelan Place NE flows south through a detention vault in 4602 NE Street at the south end of Chelan Place NE. The drain then flows south to the public storm drain in NE 10th Street.</p> <p>Drainage along the eastern site frontage is conveyed north by a roadside ditch to a public storm drain along the western Duvall Avenue NE frontage.</p> <p>STREETS: Chelan Avenue NE has a 32 foot wide paved street section west and south of the site. Along the western and eastern edges of Chelan Avenue NE there is 6 inch vertical curb and cutter and a 5 foot wide sidewalk. Chelan Avenue NE terminates about 125 feet north of the southern property line.</p> <p>Duvall Avenue NE has a 66 foot wide paved street section east of the site. The western edge of Duvall Avenue NE has a 6 inch vertical curb, 3.5 foot planter, and 5 foot sidewalk south of the site. Immediately east of the site there is no curb or sidewalk.</p> <p>Chelan Place NE, south of the site, has a 20 foot wide paved section. There are no sidewalks or curbs along Chelan Place NE.</p> <p>CODE REQUIREMENTS</p> <p>WATER COMMENTS</p> <ol style="list-style-type: none">1. The provided preliminary survey and water and sewer plan do not show the existing 8" water main in Chelan Avenue NE west of the parcel. Please have this line surveyed and displayed on the water and sewer plan. Refer to Facility ID: WM 05906 and Record Drawing W 332501 in COR Maps for reference.2. The existing 4" King County WD 90 water main is also not shown. Please have this line surveyed and displayed on the water and sewer plan.	

EXHIBIT 14

PLAN - Planning Review - Land Use

Version 1 |

Engineering Review Comments

Contact: Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

3. An 8" water main extension from Chelan Place NE west along the new east/west access road to the existing 8" water main in Chelan Avenue NE will need to be installed.
4. Profiles are required for the water main extensions. Profiles shall be per City of Renton drafting standards.
5. Each lot shall be serviced by a 1" domestic water meter. Each meter will be installed by the City of Renton.
6. The development is subject to a system development charge (SDC) of \$3,245.00 per 1" water meter. The installation fee per 1" meter is \$3,310.00. Fees are payable at the time of permit issuance.

SEWER COMMENTS

1. The proposed sewer layout with a termination at a SSMH at the north end of Chelan Place NE is acceptable. A profile of the sewer main per City of Renton drafting standards will be required.
2. The development is subject to a system development charge (SDC) for sewer service. The SDC for sewer service is based on the size of the domestic water service. The current SDC for sewer service with a 1" water meter installation is \$2,242.00. The site is in the Honey Creek Special Assessment District (SAD) and the fee is \$250.00 per lot. Fees are payable at the time of permit issuance.

STORM DRAINAGE COMMENTS

1. A Preliminary Technical Information Report completed by Barghausen was submitted to the City on February 18, 2016. The site is approximately 1.32 acres in size and is currently covered in brush and trees. The site is in the Flow Control Duration Standard (Forested Conditions) and requires Basic Water Quality. The site is in the May Creek drainage basin.
2. The site consists of two separate Threshold Discharge Areas (TDA). Since both TDAs require a full drainage review, the applicant is proposing to combine the TDAs by a surface water adjustment. The combined TDA will discharge at the natural discharge location of the west TDA.
3. The surface water adjustment will need to be reviewed by the City. Please reference Section 1.4 of the City's Amendments to the 2009 KCSWDM for more information on the adjustment process.
4. The project is proposing a combination detention / wetvault design in accordance with the 2009 KCSWDM and the 2010 City of Renton Amendments for Level 2 Flow Control and Basic Water Quality. This is acceptable to the City.
5. The site will require on site Flow Control BMPs. Please see section 1.2.3.3 of the City amendments to the KCSWDM for the Flow Control BMP requirement.
6. All incomplete information from the Core Requirements shall be provided in the final report.
7. A Geotechnical Report completed by PanGEO was submitted to the City on February 18, 2016. Per the report, this site is unsuitable for stormwater infiltration.
8. A Construction Stormwater General Permit from the Washington Department of Ecology will be required since clearing of the site exceeds one acre.
9. The development is subject to a system development charge (SDC) of \$1,485.00 per each lot. Fees are payable at the time of permit issuance.

TRANSPORTATION/STREET COMMENTS

1. The current transportation impact fee rate is \$2,951.17 per single family house. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.

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Engineering Review Comments

Contact: Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

2. Street lighting analysis is required to be conducted by the developer on Duvall Avenue NE and Chelan Avenue NE. Street lighting will also be required on the extension of Chelan Place NE. Required street lighting shall be provided by the developer and be to City standards.
3. The proposed layout of the Chelan Place NE with the extension of the 20' right of way to the north property line is acceptable.
4. The east west access road is shown in a 20' easement. Per planning, this road needs to be a limited residential access road with a 45' right of way to meet City requirements. The applicant has the option of submitting a modification request for the review of requirements for the east west access road.
5. The street section for Chelan Avenue NE shows a 0.5' curb, 8' planter, and 5' sidewalk. This is acceptable.
6. The plan shows a right of way dedication of 23' provided for the extension of Chelan Avenue NE. This allows for 35' of right of way. This is acceptable for Chelan Avenue NE.
7. The dedication of 18' of right of way north of 23' right of way dedication is acceptable for the future extension of Chelan Avenue NE.
8. Duvall Avenue NE is a principal arterial with an existing right of way width of 84'. A 3.5' right of way dedication will need to be provided along the Duvall Avenue NE frontage to meet City standards. This is appropriately shown on the plans.
9. A 27' wide paved half street is required. This accounts for (2) – 11' travel lanes and (1) – 5' bike lane. A 0.5' wide curb, 8' wide planter, 8' sidewalk, and 1' maintenance area behind the sidewalk are required to be provided by the developer. Please update the Duvall Avenue NE street section to accommodate these requirements. Please reference RMC code section 4 6 060 for street standards.
10. The maximum width of single loaded garage driveway shall not exceed 9' and double loaded garage driveway shall not exceed 16'.
11. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.

GENERAL COMMENTS

1. The SDCs listed are for 2016. The fees that are current at the time of the building permit application will be levied. Please see the City of Renton website for the current SDCs.
2. The survey and all civil plans shall conform to the current City of Renton survey and drafting standards. Current drafting standards can be found on the City of Renton website.
3. The survey provided is labeled as preliminary. A final survey that is stamped and signed by the professional land surveyor of record will need to be provided. All existing utilities need to be surveyed and shown. Please reference COR Maps for mapping and records of existing utilities in the project vicinity.
4. Separate plan submittals will be required for construction permits for utility work and street improvements. All plans shall be prepared by a licensed Civil Engineer in the State of Washington.
5. Separate permits and fees for side sewers, water services, and storm connections will be required. Please see the City of Renton website for the current SDCs.
6. Rockeries or retaining walls greater than 4 feet in height will require a separate building permit. Structural calculations and plans prepared by a licensed engineer will be required.
7. A final tree removal/retention plan and landscape plan shall be included with the civil plan submittal.
8. When utility plans are complete, please submit four (4) copies of the plans, two (2) copies of the drainage report, an electronic copy of each, the permit application, an itemized cost of construction estimate, and application fee to the counter of the sixth floor.

PLAN - Planning Review - Land Use

Version 1 |

Technical Services Comments

Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Boundary survey does not clearly define how the boundary was calculated based on section breakdown and ties to City of Renton Control as required.

Topographic Survey submitted is unsigned, marked preliminary and appears to be another company not listed as surveyor on the property. Boundary shown on survey, but also not clearly defined as to how it was calculated. Please address the history on the topographic survey and if this is the final one for consideration then a signed copy will need to be submitted.

Legal in the CCRs and the on the plan sheets do not call out the Northeast Quarter as listed in the title report legal.

Police Plan Review Comments

Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

Planning Review Comments

Contact: Jill Ding | 425-430-6598 | jding@rentonwa.gov

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING - Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There is one existing fire hydrant that can be counted toward the requirements and it does have a storz fitting. It appears there is adequate fire flow in this area.

2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings.